

***Town of Southeast  
Architectural Review Board  
1 Main Street  
Brewster, NY 10509***

**Minutes – June 22, 2016**

**PRESENT:** John Goudey, Chairman  
Thomas Frasca  
Mary Larkin  
Katherine Weber  
Victoria Desidero, Administrative Assistant

**ABSENT:** Virginia Stephens  
Ashley Ley, AKRF

**CALL TO ORDER:** 7:30 PM

**AGENDA:** Pledge of Allegiance

**1. GLICKENHAUS PRIVATE ACADEMY, 150 Deans Corner Road, (Tax Map ID 78.-2-25) – Review of Site Plan**

This was a review of an application for a Site Plan as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by Robert Sherwood, dated 7/13/16
2. Memorandum to Chairman Goudey from Robert Sherwood, dated 7/13/16
3. Five (5) color renderings of building and site
4. Overall Layout and Zoning Plan, prepared by Kellard Sessions, dated 4/20/15; last revised 5/31/16
5. A-100, A-101, A-102, A-103, Soccer Academy, prepared by EDI International, PC, dated 9/25/14
6. LP-1.0, LP-2, LP-3, Landscape Plan, prepared by Robert Sherwood, dated 4/8/16

Landscape Architect Robert Sherwood appeared before the Board. Mr. Sherwood said Chris Munch (of Fortune Home Builders) apologized for not being able to attend the meeting as he is at his daughter's graduation. The Board asked some questions about the location of this property and he explained where it is on Deans Corner Road. Mr. Sherwood said this property is not part of Fortune Ridge but it is the same property owner and developer. He said they were asked by a prestigious soccer club in the UK to create a soccer training facility and it is similar to one in Greenburgh, N.Y. It is a steep property to get to and pretty rugged, he said, and they are proposing a couple of smaller, non-regulation sized fields; a roof top turf field is possible on part of the flat roof building, and whether or not that is value engineered in or out at this point, he is not aware. He talked about the various fields and how they will be used in different seasons. Mr. Sherwood said so the structures are the training facility and the other is office space for the soccer academy. He showed the location off Deans Corner Road, past the pond, and where 684 is relative to the property. He said the neighboring building is the hockey arena. The Board discussed the location again until everyone was familiar with the site. Mr. Sherwood said they

have developed an overall landscape plan for the site and they are going through the Planning Board review and the Army Corp of Engineers' review. He showed floor plans and renderings for the two buildings and explained each: the office building is modern with glass, he said. I believe in the package I sent you I gave you renderings of the two buildings and we could start with the smaller building that sits up on the hill, he said. There will be a large retaining wall that is next to the building, he said, and there is a newer rendering that I just received on Monday. Ms. Desidero asked if it is significantly changed because she needs to know for the approval document. He said I don't know if it is significantly changed: it is just another level of detail. He talked about the changes and said it is a little more of a modern looking structure with more glass and a more slick feeling. Boardmember Larkin asked if the ink is still wet on the renderings and Mr. Sherwood said he just got them today and so yes, they are relatively new. Boardmember Weber asked what motivated the change from what was in the packets to this? Mr. Sherwood said he is not sure as he is not the architect so he really doesn't know. She asked if the other building is also being changed to this look because in the packet they are both basically the same style. He said yes, we are going to get to that in a second and I apologize. He said the footprint of the building has not changed at all; there is a flat roof now. He said the whole roof is flat for the field but that could change. Chairman Goudey asked what the action is for this application and Ms. Desidero said it is a major project so it would be a recommendation to the Town Board. Mr. Sherwood said so has it changed, yes, because it is now a flat roof and he talked about how that changes the look of the building from a more traditional feeling to a, I don't want to say a European style, but more of a commercial, modern design structure. Chairman Goudey asked for the size of this building and Mr. Sherwood said it is roughly 150 ft. by 33 ft. deep and the field behind there is probably 300 by 150. Boardmember Weber said this plan has 150 by 270 so that is about right. Boardmember Frasca asked if there is anything that carries the color and/or texture from the office building to that retaining wall? Mr. Sherwood said instead of just a concrete wall: I imagine it would have to be engineered and it would be a modular block wall, not just poured concrete. Boardmember Frasca said there are a lot of options for that. Mr. Sherwood said sure, you could stone veneer it, you could... Boardmember Frasca said my recommendation would be to carry the theme across from the building to the wall as they have the opportunity to use more earth tones. Chairman Goudey said and the size of this building is? Mr. Sherwood said it is 80 ft. long by 40 ft. deep. Chairman Goudey said carrying this look that long, I would almost think it would make it look bigger than it is and it might be better not to blend it together so it makes the building look longer by the length of the wall. He said I'm thinking more of a natural wall with earth tones... Boardmember Frasca said I agree, it might just blend into the landscape. Boardmember Larkin said you can put a skin coat of color on it as well. The Board and Mr. Sherwood discussed different options for the outside walls. Chairman Goudey said I personally like the look of this building. Boardmember Weber asked how visible the structures are from the highway and Mr. Sherwood said you will see the closest building to 684 but the second, not being a massive three story building, may not be very visible. The Board discussed visibility from various neighboring properties. Chairman Goudey asked about the lighting on the fields and Mr. Sherwood said I don't believe they are lighting the fields at his point. Chairman Goudey said good. Mr. Sherwood said I see none on the drawings but we will have lighting in the parking but we didn't submit cut sheets at this point. Ms. Desidero asked if she could comment and Chairman Goudey said yes. She said this project is in front of the Planning Board and one of the members asked a question about whether the lights on the field would obstruct visibility for drivers on 684 so they

actually had to submit a plan and get the DOT (Department of Transportation) involved. She said I think the answer is that it won't have an impact on drivers but I do think there are lights and that they are very high. Mr. Sherwood said I apologize: I am not sure. Ms. Desidero said I think they go off at like 9 at night and the hours are part of the approval. The Board discussed at length the layout of the field on the roof and the visibility of all the structures on the property, including the soccer practice fields. Boardmember Frasca said I would like to see a full set of drawings. Chairman Goudey said yes, this is more of a concept plan and I don't think we are done here: we have landscaping and lighting and other things to discuss. Boardmember Frasca said it would be nice to see the line of sight to the neighbors; the lighting internally and externally as, it may not affect the neighbors but, this is a lot of glass. Mr. Sherwood said mostly the neighbors are Fields Lane, the industrial complex, and other sports complexes. He pointed these out on the plans. Chairman Goudey said I would love to see the line of sight from 684, the line of sight from the Sports Center, and see what's around it and what the attitude is in relation to those buildings: are we going to see it or is it obscured by other things? Boardmember Frasca said those fields are going to be lit at some point that is for sure. Mr. Sherwood said yes. Ms. Desidero said I am pretty sure it is already a certainty that they will be lit and explained why she believes that is part of the proposal. Boardmember Larkin asked what's required of us tonight on this? Chairman Goudey said I assume we are looking at a concept, the general look, because the textures, materials and such have not been chosen or presented to us. He said we have a new rendering and I know that I can't approve without seeing it again. Mr. Sherwood asked Ms. Desidero if they are looking for a recommendation to the Town Board and she said yes, it does need to go to the Town Board for a final approval once the ARB has made its recommendations. She said when she spoke to Chris (Munch) he didn't expect to get an approval tonight. Mr. Sherwood agreed with that. Boardmember Frasca said my comments are I'd like to see you look carefully at the retaining wall... Chairman Goudey asked if he could interrupt for a minute and asked Ms. Desidero if she is recording all their comments now because he would like to give a list of everything they still need to see and their concerns to the Town Board. The Board discussed the best way to do this and that this is a preliminary review and not ready for a recommendation to the Town Board. Boardmember Frasca said this is what I am looking for in addition to the retaining wall treatment: lines of sight from neighbors and 684, materials, call out of railings, etc., anything around parking structures/ areas, carrying the theme through, planting schemes and so on. Boardmember Larkin asked if there will be any mechanicals on the roof because if it is flat they will be very visible. Also, she said, the key on the plant list quantities should match the plant list on the landscaping plan. Mr. Sherwood said we will fix it and took her copy of the plan. On top of the roof, it isn't going to be live grass, it is going to be turf, he said. She said you'll want to show that as well. He said I know a lot of the details are probably on the site plans as well. Boardmember Larkin said how do you show it from 684 or other areas? She said I don't mind these buildings: they look fine but how do you show how they will look from the surrounding areas? He said I will check with the engineers who may have site lines and other drawings. Boardmember Frasca said we want you to come back as infrequently as possible and he asked about the bridge that is going to cross the watercourse and what it will look like. Chairman Goudey said all of these walls should be shown and be as coherent as possible. They discussed the visibility of the various walls. Chairman Goudey asked about the driveway and the curbing. Boardmember Weber said will it be a gravel driveway? Mr. Sherwood said I am not sure but I will find out. Ms. Desidero explained why they are being allowed to cross the wetlands twice because the

property, otherwise, is inaccessible. Boardmember Frasca said it needs to be coordinated with the stormwater plan so there is not a problem later. The Board discussed that a project of this size has to look right and given who is building it, they can hope it will be done right but they still need to see the details of the plans. Chairman Goudey asked about why this is being built here and where the soccer talent will come from. Mr. Sherwood said they will pull from a long distance and explained how these types of training facilities work. Boardmember Weber said I have a concern about the change to the roof because, if it is visible, which I don't think it necessarily is, it is now a long, flat, uninterrupted roof line which might be very jarring. She said I am concerned and think that in some ways the first plan might have looked better. Mr. Sherwood said remember that the roofline on the first plan, as well, is just over that two story section of the building. She said so this is actually a shorter building? He said it was still the same building but it was really only over that two story section. They discussed this at length. Ms. Desidero offered to get the Planning Board meeting dates to the ARB members so they could read the Meeting Minutes online for more information about this project. The Board talked for a while about the types of visuals and the site lines they want to see. They talked about a residence with a pond that Chairman Goudey thought was near this. Ms. Desidero asked if they will want to be at the next meeting and Mr. Sherwood said yes, we will try to get the new materials out as soon as possible and we can bring Brian Hildebrand from Kellard Sessions to answer the questions about the site plan and so forth. Chairman Goudey said he wants to see line of sight from the houses in Fortune Ridge as well. The Board said they will look forward to the next review of this project.

**2. Approve Meeting Minutes April 27, 2016**

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 4 to 0 with 1 absent

**3. Approve Meeting Minutes May 25, 2016**

Motion to Approve: Katherine Weber

Seconded: Mary Larkin

Voice Vote: 3 to 0 with 1 absent and 1 abstaining

**4. Close Meeting**

Motion to Approve: Mary Larkin

Seconded: Thomas Frasca

Voice Vote: 4 to 0 with 1 absent

Signed By: \_\_\_\_\_

Thomas Frasca, Acting Chairman

Date: \_\_\_\_\_

8/24/2016